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 Utility Consulting, Property Management
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OWNER/DEVELOPER
SFLS LLC
 5044 NITTA YUMA DRIVE
 PROSPECT, KY, 40059

PRELIMINARY PLAN
VISTA HILLS SUBDIVISION
 10310 VISTA HILLS BLVD, LOUISVILLE KY 40291
 TAX BLOCK: 88 LOT: 10
 D.B. 10691 PG. 277

ADJACENT PROPERTY OWNERS

- TAX BLOCK 88 LOT 19 BLUE CHIP HOLDINGS LLC 1173 S 4TH STREET LOUISVILLE, KY 40208-2118
- TAX BLOCK 88 LOT 19 BLUE CHIP HOLDINGS LLC 1215 HERR LANE, SUITE 210 LOUISVILLE, KY 40222
- TAX BLOCK 88 LOT 19 SHAWN J. KERRIAN CHANDLER 1215 HERR LANE, SUITE 210 LOUISVILLE, KY 40222
- TAX BLOCK 88 LOT 21 BRENT C. GLEASON 10100 VISTA HILLS BLVD LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 84 LITTLE SPRING FARM COMMUNITY 16218 SHELBYVILLE ROAD LOUISVILLE, KY 40245-4248
- TAX BLOCK 3547 LOT 122 THEODORE B. BOSTON 11000 RADLEIGH LANE LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 113 ROBERT L. & GERMAINE WHITEHOUSE 11017 RADLEIGH LANE LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 115 BRENT & TIFFANY MATTINGLY 11019 RADLEIGH LANE LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 116 DAVID & THERESA GREEN 11021 RADLEIGH LANE LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 117 MICHAEL & TIFFANY WINTER 11023 RADLEIGH LANE LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 118 OWEN & KATHY SEATON 11025 RADLEIGH LANE LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 119 SHAWN J. KERRIAN CHANDLER 11027 RADLEIGH LANE LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 120 RUSSELL & KRISTA FORD 11029 RADLEIGH LANE LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 121 PATRICK & JESSICA OSWALD 11031 RADLEIGH LANE LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 122 ERIC & BETH BRANDENBURG 11033 RADLEIGH LANE LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 123 SARAH AND KEVIN HESTER II 11035 RADLEIGH LANE LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 124 JAMES BUCHANAN & KEIRA MILLER 11401 LAVENDER COURT LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 143 BRYAN T. & WENDY C. GOODMAN 11403 LAVENDER COURT LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 144 HEATHER & KEVIN MCLENNAN 11405 LAVENDER COURT LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 145 NICHOLAS & CASEY PRESTIGIACOMO 11407 LAVENDER COURT LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 146 NEWBRIDGE TOWN HOMES, LLC 8913 STONE GREEN WAY, SUITE 100 LOUISVILLE, KY 40220-4086
- TAX BLOCK 3547 LOT 147 WILLIAM J. & KELLY D. REDMON 11000 LAVENDER WAY LOUISVILLE, KY 40291
- TAX BLOCK 3547 LOT 148 FRANK & KATHY DILLMAN 11001 LAVENDER WAY LOUISVILLE, KY 40291
- TAX BLOCK 3797 LOT 2 THE FUTURE FUND INC. 1357 BARDSTOWN ROAD LOUISVILLE, KY 40204-3533
- TAX BLOCK 3797 LOT 1 SARAH AND KEVIN HESTER II 11035 RADLEIGH LANE LOUISVILLE, KY 40291
- TAX BLOCK 3797 LOT 1 JAMES BUCHANAN & KEIRA MILLER 11401 LAVENDER COURT LOUISVILLE, KY 40291
- TAX BLOCK 3797 LOT 1 BRYAN T. & WENDY C. GOODMAN 11403 LAVENDER COURT LOUISVILLE, KY 40291

GENERAL NOTES:

- DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
- TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERRECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE Drip LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
- A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- THE DEVELOPMENT LIES IN THE FERN CREEK FLOOD DISTRICT.
- SIGNATURE ENTRANCE WALLS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THEY SHALL MEET THE REQUIREMENTS OF CHAPTER 4.4.3 OF THE LDC.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
- ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
- A KARST INSPECTION OF THE SITE WAS PERFORMED ON 9/29/16 BY MARK A. SITES, P.E. A REVIEW OF KGS MAPPING INDICATED TWO POTENTIAL SINKHOLE FEATURES ON THE SITE BASED ON LIDAR MAPPING. THE EASTERN FEATURE WAS A KARST FEATURE OBSERVED. THE WESTERN LIDAR MAPPED FEATURE WAS MAPPED OVER THE LAUREL DOLOMITE. THE AREA AT THIS FEATURE WAS CONFIRMED TO CONTAIN A NUMBER OF POTENTIAL SINKHOLES IN ITS AREA. ADDITIONALLY, NUMEROUS OTHER POTENTIAL SINKHOLES WERE NOTED IN THIS WESTERN PORTION OF THE SITE, IN GENERAL BELOW APPROXIMATELY THE 668 CONTOUR. OUTCROPPINGS OF WEATHERED LIMESTONE DISPLAYING SOLUTIONAL FEATURES WERE PRESENT ALONG THE PRIMARY DRAINAGEWAYS IN THIS AREA. ALONG THE DRAINAGE CHANNELS WERE NUMEROUS INSTANCES OF DEPRESSIONS INDICATIVE OF SOLUTIONAL CHANNELING BELOW THE SURFACE. OBSERVED POTENTIAL KARST FEATURES WERE WITHIN WOODED AREAS. OPEN AREA OF THE SITE CONTAINED CHEST HIGH GRASSES AT THE TIME OF INSPECTION AND NO FEATURES WERE OBSERVED. (ALSO SEE MSD #6)

PUBLIC WORKS AND KTC NOTES:

- RIGHT-OF-WAY DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO SITE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY METRO PUBLIC WORKS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- VEHICLE AREA WITH PUBLIC RIGHT-OF-WAY TO BE PROVIDED PER METRO PUBLIC WORKS.
- COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SITE DISTANCE. FINAL LOCATION WILL BE DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
- AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
- ALL STREET NAME SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
- THE MINIMUM GRADE OF ALL STREETS SHALL BE ONE (1%) PERCENT AND A MAXIMUM GRADE OF TEN (10%) PERCENT.
- THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
- ALL ROADWAY PAVEMENT WIDTHS, RADII, SIDEWALK LOCATIONS AND OFFSETS SHALL BE IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND APPROVED AT THE TIME OF CONSTRUCTION.
- CURBS AND GUTTER SHALL BE PROVIDED ALONG ALL STREETS IN THE DEVELOPMENT. SIDEWALKS SHALL BE PROVIDED ALONG ALL STREETS WHERE REQUIRED BY THE DEVELOPMENT CODE.
- ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE "SPECIAL NOTE FOR DETECTABLE WARNING FOR SIDEWALK RAMPS" PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER "KENTUCKY STANDARDS" SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

DETENTION CALCULATIONS

2.9/12 (0.56-0.30) (17.44 AC) = 1.09 AC-FT
 BASIN SURFACE AREA: 16,149 ± S.F. = 0.37 AC.
 1.09 AC. 0.37 AC. = 2.95 DEEP.
 DEPTH OF PROPOSED BASIN: 2.95± FT

MSD NOTES:

- WASTEWATER: SANITARY SEWER WILL CONNECT TO THE CEDAR CREEK WASTEWATER TREATMENT PLANT BY CONNECTION. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
- DRAINAGE: STORMWATER DETENTION: DETENTION TO BE PROVIDED ON SITE AS DEPICTED ON THE PLAN. POST-DEVELOPMENT PEAK FLOWS WILL NOT EXCEED PRE-DEVELOPED PEAK FLOWS FROM DEVELOPMENT FOR THE 2, 10, 25 AND 100 YEAR STORMS. DRAINAGE PATTERN (DEPICTED BY FLOW ARROWS) IS FOR THE CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- EROSION AND SEDIMENTATION CONTROL: A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE RECOMMENDATIONS. DOCUMENTATION OF MSD'S APPROVAL OF THE PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION PRIOR TO GRADING AND CONSTRUCTION ACTIVITIES.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING (211110214E).
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
- PRIOR TO CONSTRUCTION PLAN APPROVAL A GEOTECHNICAL ANALYSIS SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER TO VERIFY ANY SINKHOLE LOCATIONS AND PROPOSE PROPER TREATMENT FOR DEVELOPMENT. THE APPROPRIATE DETAILS FOR REMEDIATION SHALL BE INCLUDED ON THE CONSTRUCTION PLANS.
- MSD DRAINAGE BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.

BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOGIC BENCHMARKS BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
 SOURCE BENCHMARK GPS86-36 NAVD 1988 ELEV. 667.79
 BEING A METAL SPIKE SET 0.7' BELOW GROUND LOCATED APPROXIMATELY 1600' SOUTH ALONG BARDSTOWN ROAD FROM THE INTERSECTION OF FAIRMONT ROAD AND BARDSTOWN ROAD TO THE STATION ON THE RIGHT AT HOUSE #9004 BARDSTOWN ROAD, STATION IS APPROXIMATELY 96' SOUTH OF DRIVE TO HOUSE #9004 AND APPROXIMATELY 36' WEST OF THE CENTERLINE OF BARDSTOWN ROAD AND APPROXIMATELY 3.0' BELOW PAVEMENT GRADE.
 BM #37 NAVD 1988 ELEV. 668.07
 BEING AN X-CUT IN THE EXISTING CONCRETE WALK ALONG THE WEST SIDE OF VISTA HILLS BOULEVARD APPROXIMATELY 186' SOUTH FROM THE FURTHEST NORTHEASTERN CORNER OF LOT #11000 LITTLE SPRINGS FARM AND APPROXIMATELY 117' NORTH FROM THE INTERSECTION OF LITTLE SPRINGS BOULEVARD AND VISTA HILLS BOULEVARD.

SITE DATA:

FORM DISTRICT: R-4
 EXISTING ZONING: VACANT
 EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED LAND USE: 17.44± AC
 GROSS LAND AREA: 14.92± AC
 NET LAND AREA: 55
 BUILDABLE LOTS: 2
 NON-BUILDABLE LOTS: 3.2 D.U./AC.
 GROSS DENSITY: 27.3 D.U./AC.
 NET DENSITY: 98,263± S.F. (13%)
 TOTAL OPEN SPACE PROVIDED

TREE CANOPY DATA:

GROSS SITE AREA: 759,900± S.F.
 CLASS C
 TREE CANOPY CATEGORY: 363,727± S.F. (47.8%)
 EXISTING TREE CANOPY: 81,289± S.F. (10.7%)
 TREE CANOPY TO BE PRESERVED: 47,894± S.F. (6.3%)
 TREE CANOPY TO BE PLANTED: 128,183± S.F. (17%)
 TREE CANOPY REQUIRED

DIMENSIONAL STANDARDS

MINIMUM AVERAGE LOT SIZE: 9,000± S.F.
 FRONT/STREET SIDE YARDS: 30'
 SIDE YARD MIN: 5'
 REAR YARD MIN: 25'
 MINIMUM LOT WIDTH: 60'
 MAXIMUM BUILDING HEIGHT: 35'

RECEIVED
 NOV 16 2016
 PLANNING & DESIGN SERVICES

Revisions	10/27/16 PER AGENCY COMMENTS	11/4/16 PER AGENCY COMMENTS	11/16/16 EXTENDED LAVENDER WAY

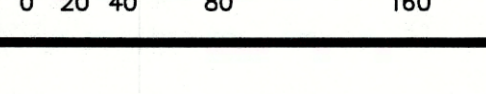
Vertical Scale: N/A
 Horizontal Scale: 1"=80'

Date: 10/3/16
 Job Number: 3389

Sheet
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CASE # 16SUBDIV1013
 MSD WM # 11499
 GRAPHIC SCALE 1"=80'



16SUBDIV1013